

CALENDAR ITEM

C56

A 13

S 5

04/23/15
PRC 5437.1
V. Caldwell

REVISION OF RENT

LESSEE:

San Francisco Sailing Whaleboat Association, Inc.
220 Sansome Street, Suite 900
San Francisco, California 94104

AREA, LAND TYPE, AND LOCATION:

Sovereign land located in White Slough at Empire Tract, adjacent to Assessor's Parcel Number 069-080-15, near Terminous, San Joaquin County.

AUTHORIZED USE:

Continued use and maintenance of two existing wood pilings and walkway.

LEASE TERM:

20 years, beginning October 1, 2010.

CONSIDERATION:

This lease provides that Lessor may modify the rent periodically during the lease term. Pursuant to this provision, staff has conducted a review of the rent under this lease and recommends that rent be revised from \$50 per year to \$125 per year, effective October 1, 2015.

OTHER PERTINENT INFORMATION:

1. On February 21, 2014, the Commission authorized a General Lease – Recreational Use to the San Francisco Sailing Whaleboat Association, Inc. The lease will expire on September 30, 2030.
2. Staff has conducted the rent review called for in the lease and recommends the revision of rent.
3. The staff recommends that the Commission find that the subject revision of rent does not have a potential for resulting in either a direct or a reasonably foreseeable indirect physical change in the environment, and is, therefore, not a project in accordance with the California Environmental Quality Act (CEQA).

CALENDAR ITEM NO. **C56** (CONT'D)

Authority: Public Resources Code section 21065 and California Code of Regulations, Title 14, sections 15060, subdivision (c)(3), and 15378.

EXHIBITS:

- A. Land Description
- B. Site and Location Map

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that the subject revision of rent is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060, subdivision (c)(3), because the subject activity is not a project as defined by Public Resources Code section 21065 and California Code of Regulations, Title 14, section 15378.

AUTHORIZATION:

Approve the revision of rent for Lease No. PRC 5437.1 from \$50 per year to \$125 per year, effective October 1, 2015.

EXHIBIT A

PRC 5437.1

LAND DESCRIPTION

A parcel of tide and submerged land situate in White Slough, lying adjacent to Swamp and Overflow Survey No. 1169, patented June 20, 1899, County of San Joaquin, State of California, and more particularly described as follows

PARCEL 1 – WALKWAY

All those lands underlying an existing walkway and two pilings lying adjacent to that parcel as described in that Individual Grant Deed recorded August 10, 1998 as Document Number 98092577 of said County.

TOGETHER WITH a 9 foot impact area.

EXCEPTING THEREFROM any portion lying landward of the Ordinary Low Water Mark of White Slough.

Accompanying plat is hereby made part of this description.

END OF DESCRIPTION

Prepared January 24, 2014 by the California State Lands Commission Boundary Unit.





White flow
Slough

APPROXIMATE

9' IMPACT AREA

EXISTING WALKWAY
WITH TWO PILINGS
5' X 20'

BERM ISLAND

APN 069-080-15

SHORELINE

EXHIBIT A

Page 2 of 2

MJJ 01/24/14

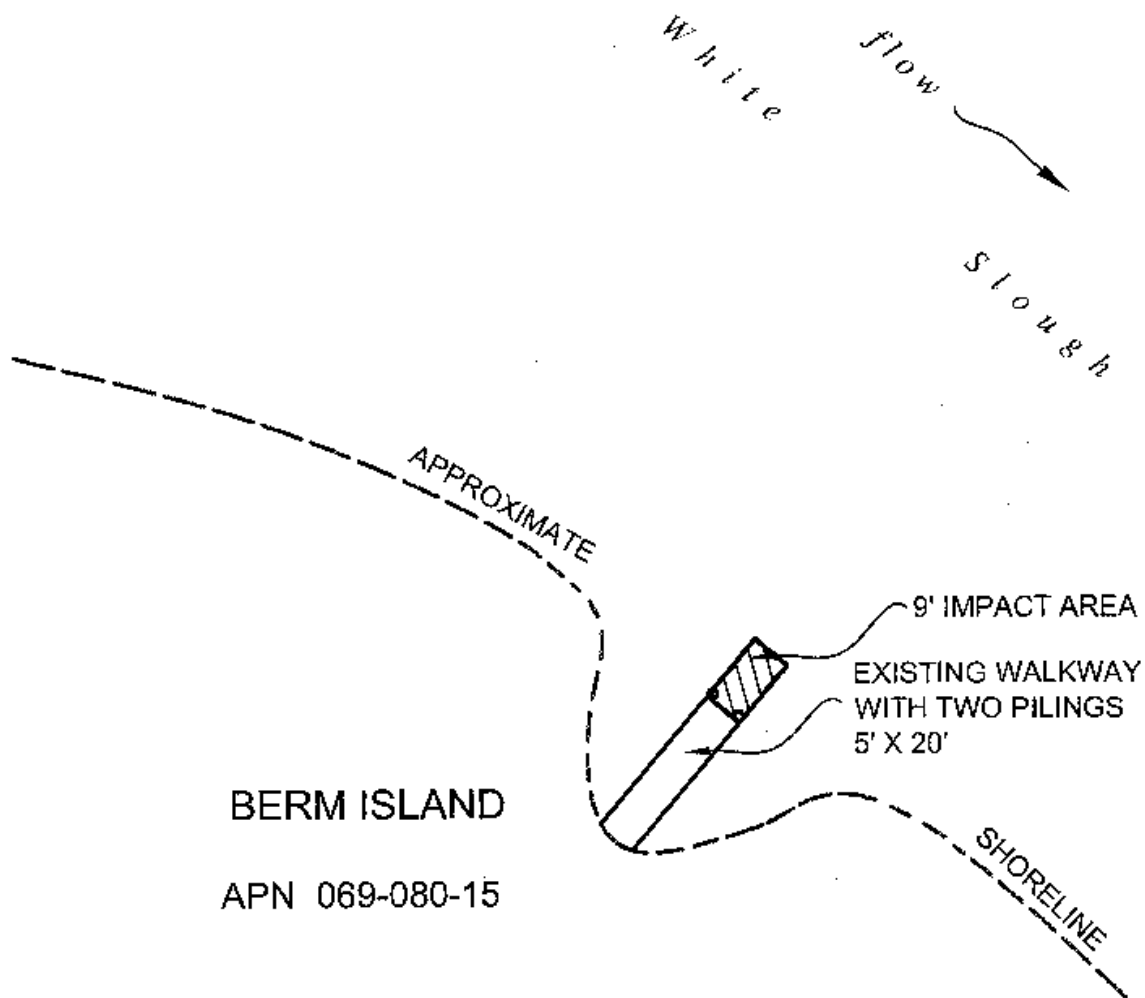
LAND DESCRIPTION PLAT
PRC 5437.1, SAN FRANCISCO
WHALEBOAT ASSOCIATION., INC.
SAN JOAQUIN COUNTY

CALIFORNIA STATE
LANDS COMMISSION



NO SCALE

SITE



BERM ISLAND

APN 069-080-15

WHITE SLOUGH AT EMPIRE TRACT, NEAR TERMINOUS

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

Exhibit B

PRC 5437.1
SAN FRANCISCO SAILING
WHALEBOAT ASSN INC.
APN 069-080-15
GENERAL LEASE -
RECREATIONAL USE
SAN JOAQUIN COUNTY



MJJ 01/23/14